057.0	0002	0019.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	616,700	/	616,700
USE VALUE:	616,700	/	616,700
ASSESSED:	616,700	/	616,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	QUINN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUKON REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	1125 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 9,593 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	9593.000		13,300	603,400	616,700
Total Card	0.220		13,300	603,400	616,700
Total Parcel	0.220		13,300	603,400	616,700

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37846
GIS Ref	
GIS Ref	
Insp Date	03/19/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		13300	9,593.	593,500	606,800	606,800	Year End Roll	12/18/2019
2019	337	FV		13900	9,593.	553,900	567,800	567,800	Year End Roll	1/3/2019
2018	337	FV		13900	9,593.	494,600	508,500	508,500	Year End Roll	12/20/2017
2017	337	FV		13900	9,593.	435,200	449,100	449,100	Year End Roll	1/3/2017
2016	337	FV		13900	9,593.	326,400	340,300	340,300	Year End	1/4/2016
2015	337	FV		14400	9,593.	296,700	311,100	311,100	Year End Roll	12/11/2014
2014	337	FV		14400	9,593.	296,700	311,100	311,100	Year End Roll	12/16/2013
2013	337	FV		14400	9,593.	296,700	311,100	311,100		12/13/2012

!4886!

PRINT

Date	Time
12/10/20	19:51:17

LAST REV

Date	Time
05/05/09	10:37:00
apro	

USER DEFINED

Prior Id # 1:	37846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON CENTE	37850-613		1/30/2002	Intra-Corp	1	No	No		
	13880-534		1/1/1980	Forclosure	56,376	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
7/7/2004	OWNR INFO	BR	B Rossignol
11/9/2000	Hearing N/C		
4/28/2000	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		9593		Sq. Ft.	Site		0	30.5	2.06	CA									603,384						603,400	

Total AC/HA:	0.22022	Total SF/SM:	9593	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM AVG	Total:	603,384	Spl Credit		Total:	603,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PARKING LOT FOR MIRAK EMPLOYEES.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:	
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	9000	A	AV	1984	2.06	T	28	337			13,300			13,300

More:	N	Total Yard Items:	13,300	Total Special Featues:		Total:	13,300